



Lease Space Available

Chapman Ford Crossing

6522 Chapman Highway
Knoxville, TN 37920



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Property Details

Name	Lease Space Available - Chapman Ford Crossing
Address	6522 Chapman Highway Knoxville, TN 37920
Lease Space	Unit 1: 1,580 +/- SF Unit 7: 1,514 +/- SF Unit 16: 2,800 +/- SF Unit 17a: 49,866 +/- SF
Lease Price	**See Agent

Traffic Counts

Chapman Highway	28,908 ADT
E Ford Valley Road	Unavailable

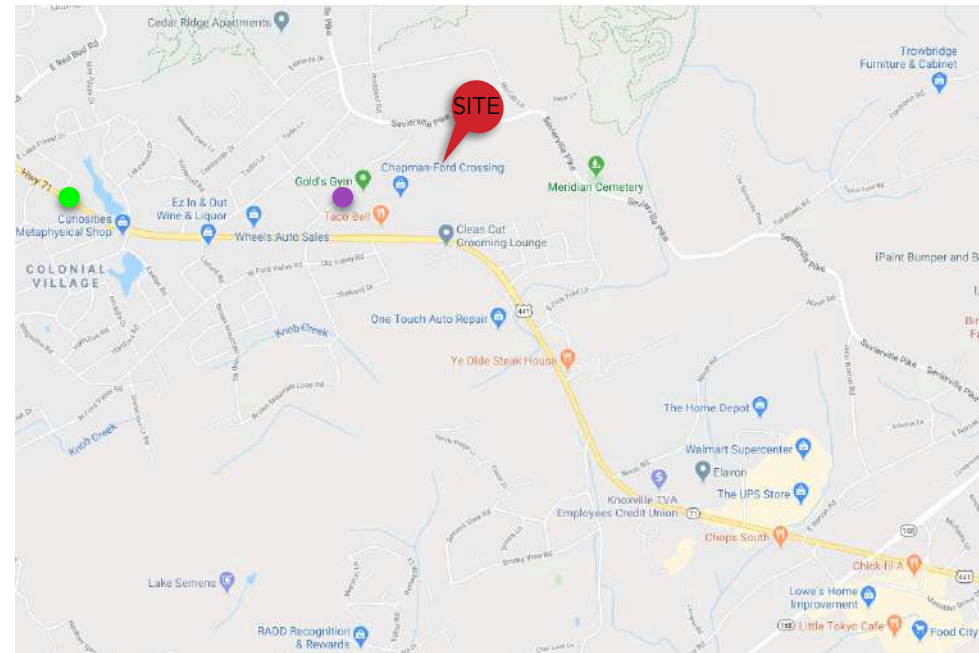
Market Overview

- Property located on Chapman Highway in growing South Knoxville market
- Traffic light intersection allows for easy in and out access
- Current tenants include: Gold's Gym, Pathway Church, Panasonic, Stay Mobile, etc...
- High growth area with traffic counts of 28,908 ADT on Chapman Highway
- Excellent parking opportunities

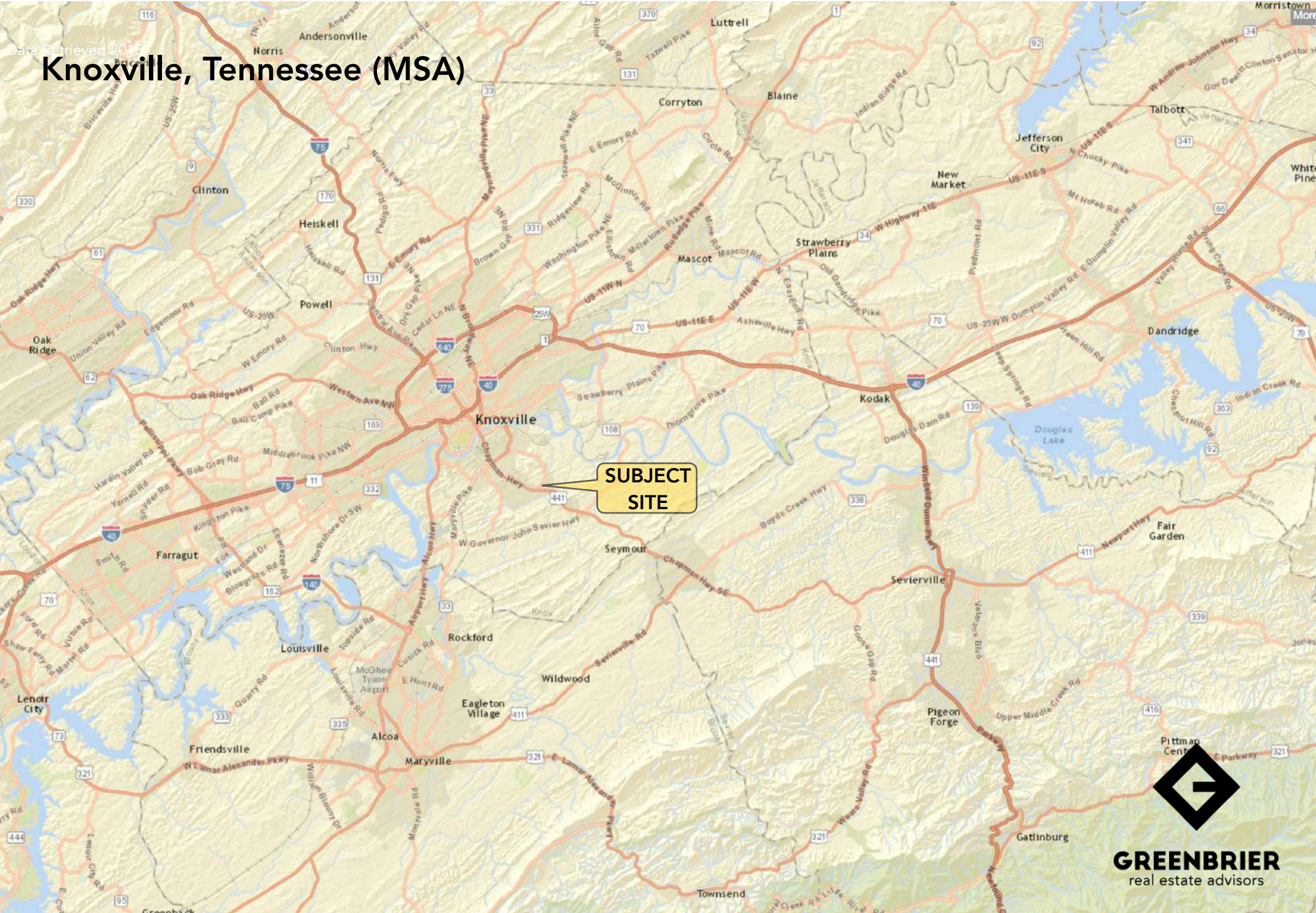
Demographic Snapshot

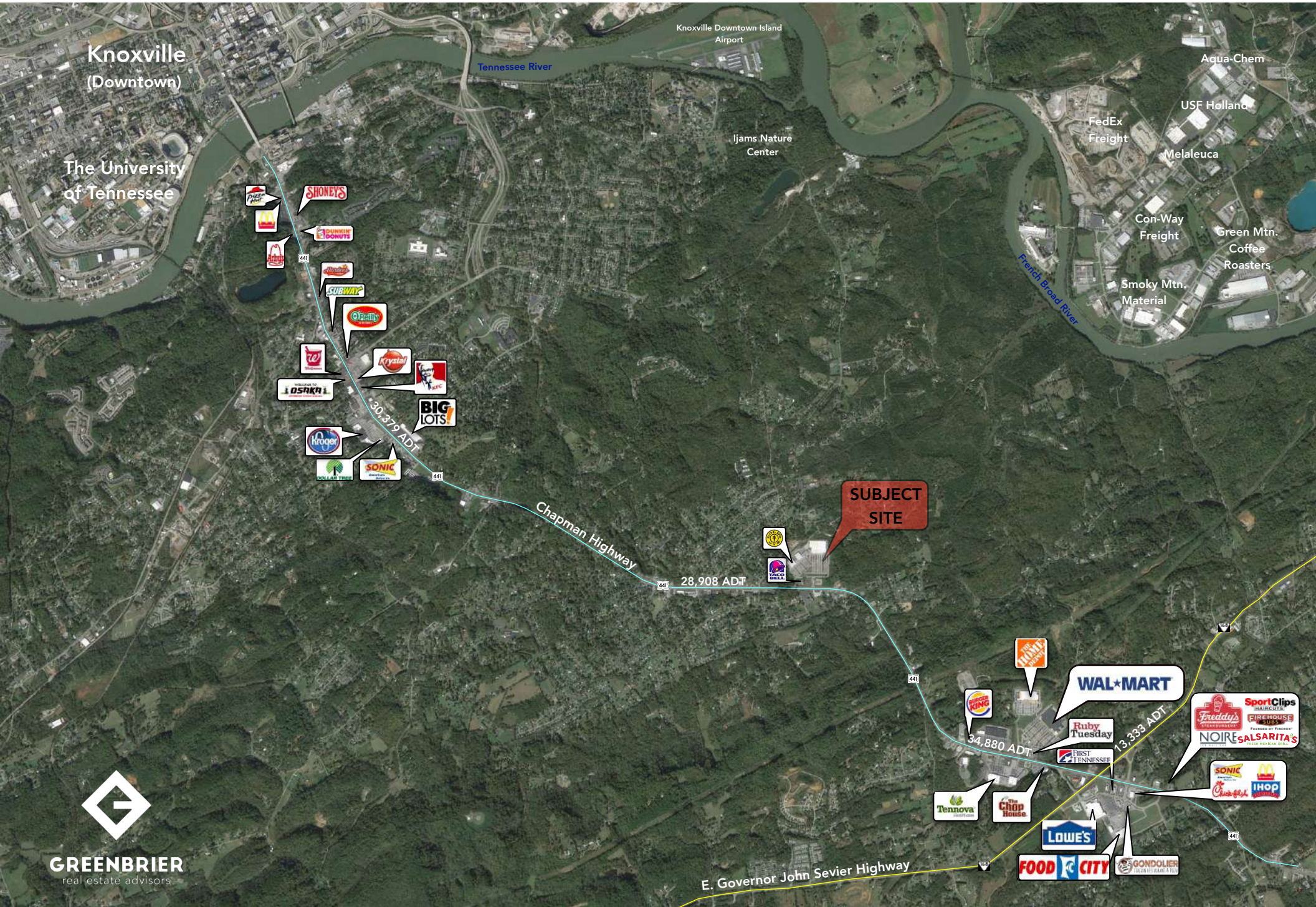
	1 Mile	3 Mile	5 Mile
Population	2,894	20,829	70,228
Average Household Income	\$66,329	\$58,172	\$51,338

Map



Data Retrieved 2015
Knoxville, Tennessee (MSA)







Panasonic

FIRST TENNESSEE

Soknox

TRAILSIDE

BIN BORN

Ally's Closet

STAYMOBILE

PATHWAY

CAR

South Knoxville Taekwondo

GOLDS GYM

Dental Office

Subject Site
Chapman Ford Crossing

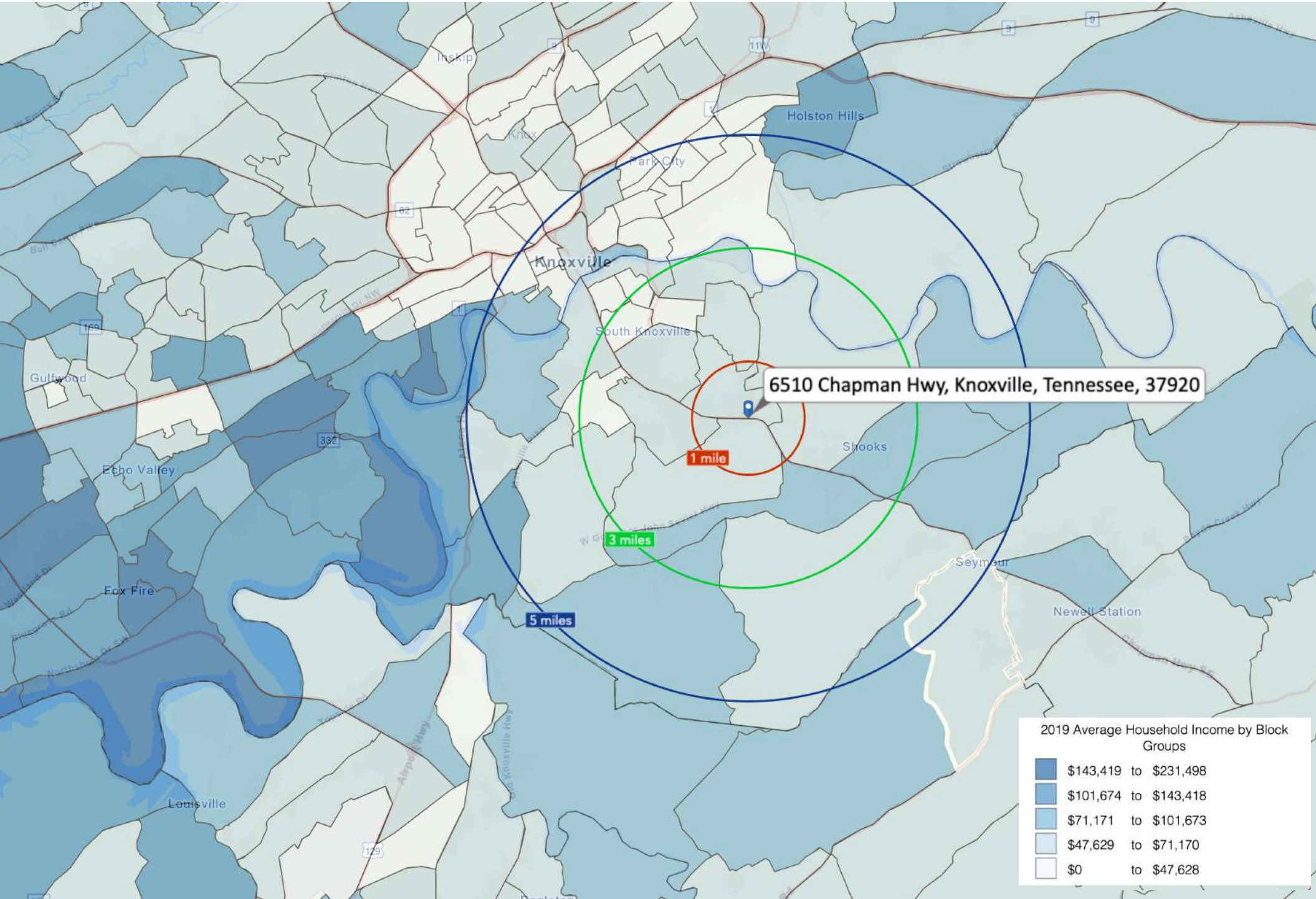
jiffylube

TACO BELL

28,908 ADT

Chapman Highway





(5 Mile Radius)

KEY FACTS

70,228
Population

30.6
Median Age

2.2
Average Household Size

\$33,821
Median Household Income

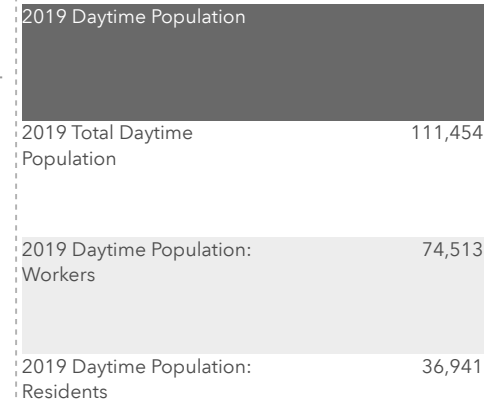
EDUCATION

12%
No High School Diploma

32%
High School Graduate

29%
Some College

28%
Bachelor's/Grad/Prof Degree



BUSINESS



3,301

Total Businesses



72,812

Total Employees

Total Retail Sales



\$823,555,511

Total Retail Sales

EMPLOYMENT



59%
White Collar



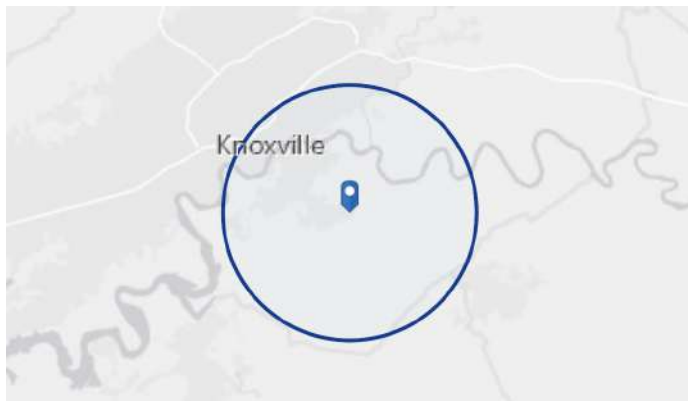
19%
Blue Collar



22%
Services

4.7%
Unemployment Rate

6510 Chapman Hwy, Knoxville, Tennessee, 37920



Average Household Income



\$51,338

2019 Average Household Income

ANNUAL HOUSEHOLD SPENDING



\$1,304

Apparel & Services



\$103

Computers & Hardware



\$2,261

Eating Out



\$3,218

Groceries



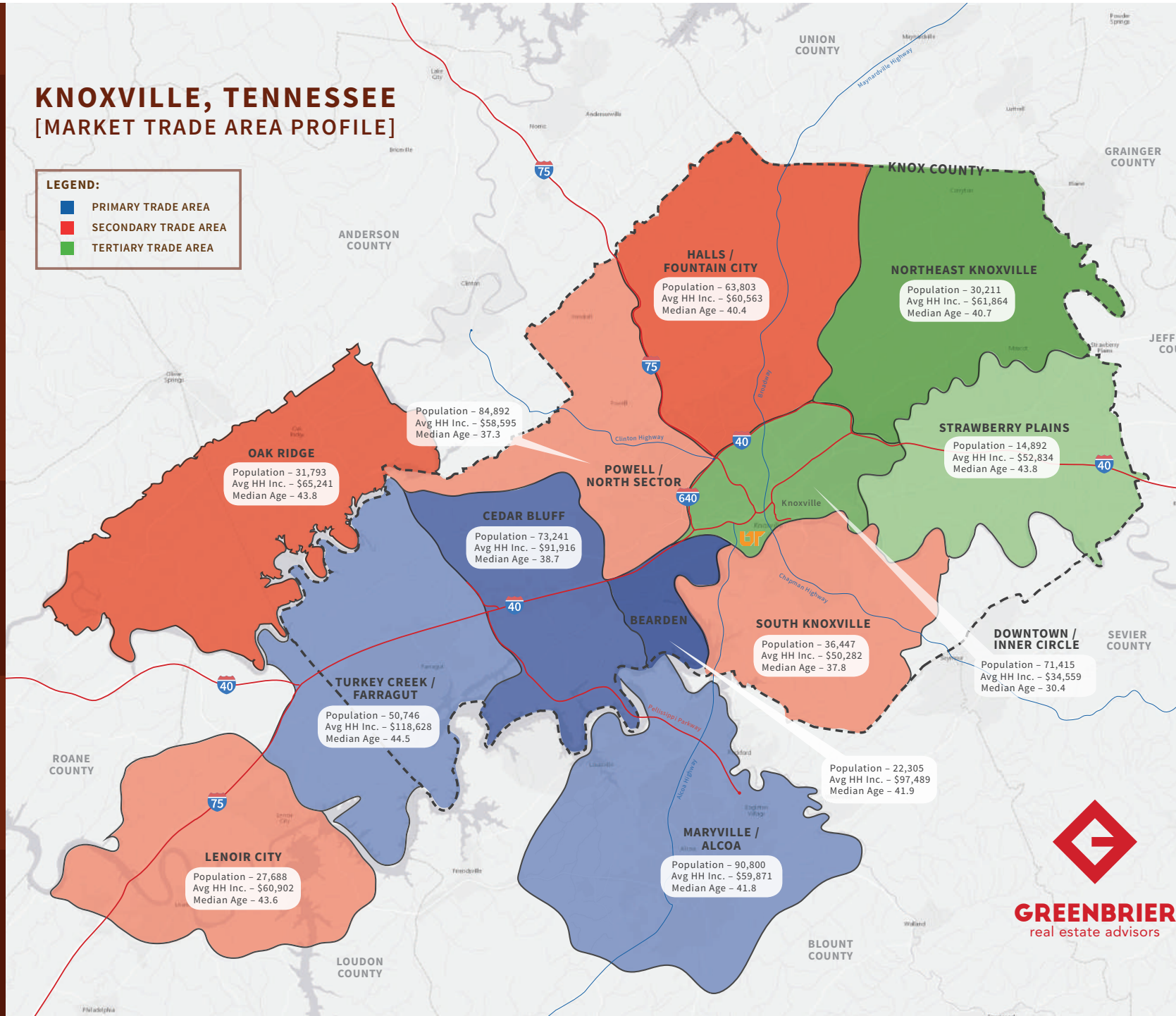
\$3,652

Health Care

KNOXVILLE, TENNESSEE [MARKET TRADE AREA PROFILE]

LEGEND:

- PRIMARY TRADE AREA
- SECONDARY TRADE AREA
- TERTIARY TRADE AREA



MARKET ECONOMIC INFORMATION

Category	Value
POPULATION FIGURES	
Knoxville, TN DMA	1,346,917
Ranked 62nd out of 210 DMA markets in U.S.	
KNOXVILLE, TN MSA	837,571
CITY OF KNOXVILLE POPULATION	178,874
KNOX COUNTY POPULATION	432,226

Rank	Employer	Employees
1.	U.S. Department of Energy – Oak Ridge	12,927
2.	Covenant Health	9,016
3.	University of Tennessee	8,754
4.	Mercy Health Partners	5,711
5.	Wal-Mart Stores	4,869
6.	K-VA-T Food Stores (Food City)	3,853
7.	State of Tennessee	3,834
8.	University Health Systems	3,727
9.	Knox County Government	3,021
10.	Denso Manufacturing	3,000
11.	Clayton Homes	2,695
12.	Dollywood	2,573
13.	Blount Memorial Hospital	2,180
14.	Blount County Schools	2,100
15.	Yum Brands	2,000

MSA SECTOR BREAKDOWN ON EMPLOYMENT

Industry	Employees
Construction	17,200
Finance, Insurance, Real Estate	15,100
Government	55,200
Manufacturing – Total	47,700
– Durable Goods	32,000
– Nondurable Goods	15,700
Services	96,400
Trade	91,000
Transportation, Communications, & Public Utilities	15,600

UNIVERSITIES & COLLEGES

Institution	Enrollment
The University of Tennessee	26,877
Pellissippi State Community College	11,259
Roane State Comm. College (Harriman)	6,801
Tusculum College (Greeneville)	2,128
Carson Newman	1,713
Bryan College (Dayton)	1,466
Maryville College	1,213
Tennessee Wesleyan College	1,080
South College	1,010
Johnson University	845

AREA HOSPITALS

Hospital	# of Beds
University of Tennessee Medical Center	581
Fort Sanders Regional Medical Center	517
St. Mary's Medical Center	473
Baptist Hospital of East Tennessee	329
Parkwest Medical Center	320
Lakeshore Mental Health Institute	250
East Tennessee Children's Hospital	240